



# Land Policy Update

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## Land Review & Assessment

- The approved land policy directed staff to complete an assessment of TVA's industrial and recreation reservoir lands.
- Assessments have examined the land suitability and need for these uses.
- The suitable tracts are recommended for consideration of future disposal or granting of land rights.

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Land acreage was allocated to seven land use allocation zones. The zone 5 (industrial) and 6 (recreation) allocations were assessed for 12 reservoirs (9 with completed land management plans). Parcels recommended for zones 5 and 6 by the lands planning core teams for Watts Bar Reservoir and seven of the nine Mountain Reservoirs (Appalachia, Blue Ridge, Chatuge, Fontana, Hiwassee, Nottely, Ocoee #1) were assessed. For unplanned reservoirs and reservoirs planned prior to the zone classification system, the watershed teams did a preliminary allocation of TVA land into the seven zones. ED also provided input regarding several sites of interest. These preliminary allocations were based on staff knowledge without public input and could be subject to revision under the formal lands planning process.



## Industrial Assessment

- Staff completed an assessment of parcels designated for industrial purposes on 13 reservoirs.
- Suitability and need have been confirmed for 107 tracts of land comprising approximately 4,272 acres.
- 31% of the industrial acreage is committed under existing land use agreements.
- 90% of the industrial acreage is on 6 reservoirs: Kentucky, Pickwick, Wheeler, Guntersville, Watts Bar, Tellico.

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### Industrial Criteria Considered:

- Physical site characteristics
- Utilities
- Road
- Rail and water access
- Compatibility with adjacent land uses
- Partnership opportunities
- Development trends
- Facility supply
- Projected needs
- Population growth



## Mainstream Reservoir Industrial Acreage

<i><b>Mainstream Reservoirs</b></i>	<i><b>No. Tracts Suitable &amp; Needed</b></i>	<i><b>Total Acres</b></i>	<i><b>Committed Acres</b></i>
Kentucky	21	903	213
Pickwick	8	484	178
Wheeler	10	649	243
Guntersville	20	248	174
Nickajack	5	93	93
Chickamauga	10	112	87
Watts Bar	10	1,253	3
Fort Loudoun	5	36	36
<b>Totals</b>	<b>89</b>	<b>3,778</b>	<b>1,027</b>

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Five mainstream reservoirs having the majority (83%) of Zone 5 industrial land . The five reservoirs are Kentucky, Pickwick, Wheeler, Guntersville, and Watts Bar.

Maps of these locations are now available on TVA's website.



## Tributary Reservoir Industrial Acreage

<i><b>Tributary Reservoirs</b></i>	<i><b>No. Tracts Suitable &amp; Needed</b></i>	<i><b>Total Acres</b></i>	<i><b>Committed Acres</b></i>
Little Bear Creek	1	14	0
Tims Ford	3	21	4
Tellico	8	312	283
Melton Hill	5	22	22
South Holston	1	125	0
<b>Totals</b>	<b>18</b>	<b>494</b>	<b>309</b>
<b>Main + Trib Total</b>	<b>107</b>	<b>4,272</b>	<b>1,337</b>

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### **Tellico Industrial Land**

Although TVA retains fee ownership of 312 acres on Tellico, most of the acreage is below sale contour elevation 820 at Tellico West and Wear Bend industrial areas owned by TRDA, and Niles Ferry Industrial Park owned by Monroe County (283 acres committed – 91% of Tellico total).



## Recreation Assessment

- Completed reviews of recreation parcels for nine mainstream and 23 tributary reservoirs.
- Needs were evaluated for public boat access, commercial marinas, campgrounds, recreational visitor lodging, day use facilities, trails, and dispersed land based opportunities such as hunting, primitive camping, and wildlife observation.
- Land suitability, population, and recreational use trends were key review factors.
- Overall reviews of reservoir boating density and the current extent of private water use facility development were also components of the needs assessments.
- A total of 810 parcels (21,211 acres) were determined as suitable and needed.

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### **Recreation Criteria Considered**

- Physical Land Characteristics
- Legal Access Availability
- Adjacent Land Use Compatibility
- Partnership Opportunities
- Development Trends
- Existing Facility Supply
- Recreational Use Trends
- Projected Needs
- Population Growth
- Boating Density
- Extent of Private Shoreline Facilities
- Existing Commitments of Land Rights

After considering all these criteria, the next step was to determine the overall reservoir recreation needs. The assessment then determined which recreation parcels were suitable and needed for future development.

### **Tributary Reservoirs Reviewed**

The 23 tributaries that were reviewed have designated recreation land in Zone 6 and include Bear Creek, Little Bear Creek, Upper Bear Creek, Cedar Creek, Tims Ford, Normandy, Appalachia, Hiwassee, Chatuge, Nottely, Blue Ridge, Ocoee I, Fontana, Tellico, Melton Hill, Norris, Douglas, Nolichucky, Cherokee, Fort Patrick Henry, Boone, South Holston, and Watauga.

The Beech project reservoirs, Ocoee II and III, Wilbur, the Bristol flood control projects on Beaver Creek and Clear Creek, and Great Falls were not included in the assessment because they were not considered to have recreation (Zone 6) land.



## Reservoir Recreation Acreage

Reservoir	# Tracts Suitable & Needed	Total Acreage	Committed Acreage
Kentucky	140	5142.8	4226.0
Pickwick	24	1327.6	1192.2
Wheeler	41	1398.6	1227.6
Wilson	3	89.3	89.3
Cedar Creek	8	227.4	204.5
Bear Creek	3	236.2	236.2
Upper Bear Creek	5	81.8	81.8
Little Bear Creek	3	65.4	65.4
Guntersville	65	1769.5	1688.4
Tims Ford	24	366.7	366.7
Normandy	5	194.8	114.0
Nickajack	12	97.4	97.4
Chickamauga	57	1108.7	1028.8
Apalachia	1	82.8	82.8
Blue Ridge	5	14.6	14.6
Chatuge	17	423.6	410.5

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A total of 21,211 acres and 810 parcels are recommended as suitable and needed. Ninety percent (19,099 acres) of this acreage is committed. Over 75% of total recreation land is around 8 of the 32 reservoirs reviewed --- Kentucky (24%), Pickwick, Wheeler, Guntersville, Chickamauga, Watts Bar, Tellico, and Norris.



## Reservoir Recreation Acreage

Reservoir	# Tracts Suitable & Needed	Total Acreage	Committed Acreage
Hiwassee	10	42.6	42.6
Nottely	3	94.5	94.5
Ocoee I-Parksville	16	n/a	n/a
Ft. Loudoun	45	563.4	424.9
Tellico	33	1753.1	1695.94
Fontana	16	434.6	434.6
Watts Bar	92	1621.8	1369.8
Melton Hill	14	214.9	163.1
Norris	76	1846.5	1760.4
Cherokee	30	765.8	765.8
Douglas	18	375.5	351.0
South Holston	14	449.7	449.7
Watauga	12	41.4	41.0
Boone	10	60.2	60.2
Ft. Patrick Henry	4	44.1	44.1
Nolichucky	4	275.4	275.4
<b>Totals</b>	<b>810</b>	<b>21,210.7</b>	<b>19,099.2</b>





## Conclusion

- There are 917 parcels (25,483 acres) recommended as appropriate for industrial and recreation purposes.
  - 107 industrial parcels (4,272 acres)
  - 810 recreation parcels (21,211 acres)
- Thirteen parcels were determined as not suitable or needed and are recommended for reallocation to other purposes, or for disposal as fragmented parcels.
  - 10 industrial parcels (91.5 acres)
  - 3 recreation parcels (69 acres)

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These tracts were unsuitable because of incompatibility with surrounding land use, fragmentation from the reservoir by roads, change in local needs, and presence of sensitive natural resources such as wetlands and cultural resources.

The ten industrial tracts are on Gunter'sville (30 acres), Chickamauga (2 acres), Pickwick (2.5 acres), and Wheeler (57 acres). The three recreation tracts are on Little Bear Creek (5 acres) and Tellico (64 acres).

The recommendation is to reconsider these tracts for other uses such as Natural Resource Conservation when the land management plans are updated, or to propose for disposal if fragmented.



## Survey Release

- September 28: Public release of summary reports and maps on TVA website
- Communication across TVA including Watershed Teams and Economic Development